

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	21/25 Lats Avenue Carrum Downs, 3201
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between	\$440,000 & \$480,000
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Median sale price

Median price	\$485,000	Property Type	UNIT	Suburb	CARRUM DOWNS VIC 3201
Period - From	30-Nov-2022	to	29-Nov-2023	Source	REA

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	25/25 Lats Avenue, Carrum Downs, Vic 3201	\$440,500	04-Jun-2023
2	26/11 Brunnings Road, Carrum Downs, Vic 3201	\$469,000	05-Jul-2023
3	5 Nada Way, Carrum Downs, Vic 3201	\$480,000	30-Jun-2023

This statement of information was prepared on 22-Dec-2023 at 11:50:17 AM EST